



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA**

December 16, 2015

6:30 p.m. **Work Meeting**, 7:00 p.m. **Regular Meeting**
Held at 212 N. Toquerville Blvd, Toquerville Utah

Mute Cell Phones. Wait For Chair Ellsworth to open Public Request for Comments before speaking.

6:00 PM WORK MEETING:

1. Review of any items on the agenda and any other assignments given to Planning Commission from City Council.
2. Review and possible approval Home Occupancy Conditional Use Permit(s) (HOCUPs) for the month of Dec, 2015

7:00 PM REGULAR MEETING:

1. Call to order by Keen Ellsworth, PC Chair. Pledge of Allegiance led by Mike Vercimak.
2. Disclosures and Declaration of Conflicts from commission members (if any).

A. REVIEW OF MINUTES:

1. Review and Possible Approval of PC Meeting Minutes from November 18, 2015.

B. PUBLIC HEARING:

1. Public input is sought on Application for Conditional Use Permit for CCGT power Plant up to 250megawatts. Applicant: Jerry Eves, et al dba: Strata Blue Energy LLC. Location of proposed use: Property Jerry Eves, et al DBA Southwest Wind Energy LLC. Location of proposed Use: North by Northeast of Anderson Junction straddling both sides of Interstate 15 past but not including Pintura. Proposed use of property: Wind Powered Electric Utility. Property Tax ID: T-3-0-22-322.
2. Public is sought on Application for Conditional Use Permit for Renewable Energy or Natural Gas Power Generation. Applicant: Jerry Eves, et al DBA Strata Blue Energy, LLC. Location of proposed Use: Property Tax ID#: SITLA #70824, Federal Tax ID#: 27-1874929, Parcel-T-3-0-22-322 and T-3-0-22- 3211, on Property leased from SITLA and Private Entities, (West side of I-15-Anderson Junction). Proposed use of property: Renewable Energy or Natural Gas Power Generation.

C. PUBLIC FORUM:

Limit three minutes per person; speaker must address the microphone & state your name.

1. Public comments welcome. No action may be taken on a matter unless listed as an action item.

D. BUSINESS/ACTION ITEM(S):

1. Jerry Eves
 - a. Review and possible recommendation to Council for approval on Application for Conditional Use Permit of a Wind Farm. Applicant: Jerry Eves, et al DBA Southwest Wind Energy LLC. Location of proposed Use: North by Northeast of Anderson Junction straddling both sides of Interstate 15 past but not including Pintura. Proposed use of property: Wind Powered Electric Utility.
 - b. Review and possible recommendation to Council for approval on Application for Conditional Use Permit for Renewable Energy or Natural Gas Power Generation. Applicant: Jerry Eves, et al DBA Strata Blue Energy, LLC. Location of proposed Use: Property Tax ID#: SITLA #70824, Federal Tax ID#: 27-1874929, Parcel-T-3-0-22-322 and T-3-0-22- 3211, on Property leased from SITLA and Private Entities, (West side of I-15-Anderson Junction). Proposed use of property: Renewable Energy or Natural Gas Power Generation.
2. Discuss replacement (new PC Chair)/recommendation for Keen Ellsworth.
3. Discuss/recommend PC Chair pro tem.
4. Discuss/recommend PC member alternate.

E. ADJOURN MEETING:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Coleen Orth at the City Office 435.635.1094, at least 24 hours in advance. This Agenda will be posted on: the State website at <http://pmn.utah.gov>; on the Toquerville City website at www.toquerville.org; and posted in five (5) places at least 24 hours in advance of this meeting. The five (5) places mentioned are: (1) City Office Board; (2) Toquerville Post Office Kiosk; (3) Toquerville Estates Kiosk; (4) Cholla Park Kiosk; (5) Westfield Road Kiosk.

/s/ Coleen Orth, Toquerville City Recorder